



omitted). If *Younger* abstention applies, “the district court generally must dismiss the action.” *Tony Alamo Christian Ministries v. Selig*, 664 F.3d 1245, 1251 (8th Cir. 2012) (citation omitted); *see also* Fed. R. Civ. P. 12(h)(3) (“If the court determines at any time that it lacks subject-matter jurisdiction, the court must dismiss the action.”).

In the present case, Plaintiffs have three ongoing state proceedings in the Circuit Court of Jackson County, Missouri, concerning the foreclosure and sale of the Property. *See All Pro 2 LLC v. Alice Riding, et al.*, No. 2416-CV15243 (unlawful detainer); *Alice M Riding v. United Consumer Credit Union, et al.*, No. 2416- CV24763 (unlawful foreclosure); *Alice M Riding v. United Consumer Credit Union, et al.*, No. 2416- CV24756 (unlawful foreclosure). These state proceedings raise the same claims and arguments presented here. Further, these proceedings implicate an important state interest, namely unlawful detainer which is governed by Missouri statute. *See* Mo. Rev. Stat. § 534.030; *see also Boyer v. Scott Bros. Inv. Corp.*, No. 4:11CV1173 HEA, 2011 WL 3847412, at \*6 (E.D. Mo. Aug. 27, 2011) (finding unlawful detainer action implicated an important state interest under *Younger*). Finally, Plaintiffs have adequate opportunity to raise her federal claims in the state proceeding. In fact, they have already raised them in each case.<sup>1</sup> Accordingly, *Younger* abstention is appropriate here.

This case is DISMISSED WITHOUT PREJUDICE. All pending motions are DENIED AS MOOT.

**IT IS SO ORDERED.**

Date: September 25, 2024

/s/ Greg Kays  
GREG KAYS, JUDGE  
UNITED STATES DISTRICT COURT

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<sup>1</sup> Further, Plaintiffs raised these arguments in a separate quiet title action filed in the Circuit Court of Jackson County, Missouri. *See Alice M Riding v. United Consumer Credit Union, et al.*, No. 2416-CV11921. That case was dismissed without prejudice because Plaintiffs are not licensed to practice law in the State of Missouri and purported to represent the trust which holds title to the Property. *See id.*